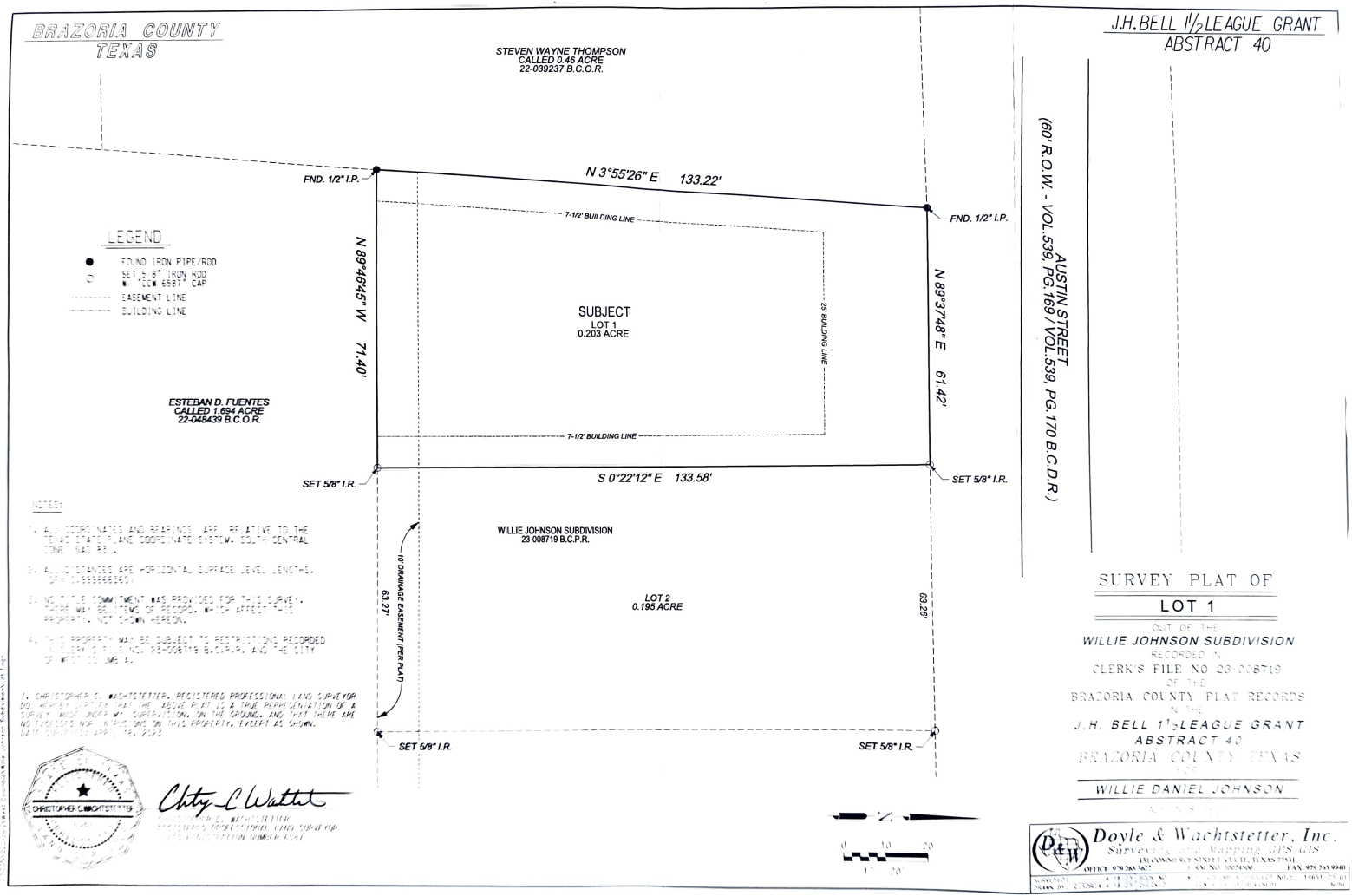
BRAZORIA COUNTY
TEXAS
J.H. BELL 1½ LEAGUE GRANT
ABSTRACT 40
STEVEN WAYNE THOMPSON
CALLED 0.46 ACRE
22-039237 B.C.O.R.
N 3°55'26" E 133.22'
FND. 1/2" I.P.
FND. 1/2" I.P.
7-1/2' BUILDING LINE
N 89°46'45" W 71.40'
N 89°37'48" E 61.42'
SUBJECT
LOT 1
0.203 ACRE
25' BUILDING LINE
7-1/2' BUILDING LINE
ESTEBAN D. FUENTES
CALLED 1.694 ACRE
22-048439 B.C.O.R.
SET 5/8" I.R.
S 0°22'12" E 133.58'
SET 5/8" I.R.
AUSTIN STREET
(60' R.O.W. - VOL.539, PG.169 / VOL.539, PG.170 B.C.D.R.)
WILLIE JOHNSON SUBDIVISION
23-008719 B.C.P.R.
10' DRAINAGE EASEMENT (PER PLAT)
63.27'
LOT 2
0.195 ACRE
63.26'
SET 5/8" I.R.
SET 5/8" I.R.
LEGEND
FOUND IRON PIPE/ROD
SET 5/8" IRON ROD W/ "CCW 6587" CAP
EASEMENT LINE
BUILDING LINE
NOTES:
1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SF = 0.999888360)
3. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY. THERE MAY BE ITEMS OF RECORD, WHICH AFFECT THIS PROPERTY, NOT SHOWN HEREON.
4. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS RECORDED IN CLERK'S FILE NO. 23-008719 B.C.P.R. AND THE CITY OF WEST COLUMBIA.
I, CHRISTOPHER C. WACHTSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN.
DATE SURVEYED: APRIL 18, 2023
CHRISTOPHER C. WACHTSTETTER
Chty C Wachtstetter
CHRISTOPHER C. WACHTSTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6587
0 10 20
1" = 20'
SURVEY PLAT OF
LOT 1
OUT OF THE
WILLIE JOHNSON SUBDIVISION
RECORDED IN
CLERK'S FILE NO 23-008719
OF THE
BRAZORIA COUNTY PLAT RECORDS
IN THE
J.H. BELL 1½ LEAGUE GRANT
ABSTRACT 40
BRAZORIA COUNTY TEXAS
FOR
WILLIE DANIEL JOHNSON
Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979 265 3627
FAX: 979 265 9940
14651 (23-01)
NONE